003.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	821,500 / 821,500
					USE VALUE:	821,500 / 821,500
					ASSESSED:	821,500 / 821,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19	-19A	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARELLA VINCENZO A ETAL	
Owner 2:	CARELLA CATHERINE	
Owner 3:		
Street 1:	16 HOLTON STREET	
Street 2:		
Twn/City:	WINCHESTER	
St/Prov:	MA	Cntry:
Postal:	01890	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1907, having primarily Asbestos Exterior and 1692 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	365,500		456,000	821,500
Total Card	0.115	365,500		456,000	821,500
Total Parcel	0.115	365,500		456,000	821,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.52 | /Parcel: 485.52

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

3365

GIS Ref

GIS Ref

Insp Date

08/26/17

!335!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	365,500	0	5,000.	456,000	821,500		Year end	12/23/2021
2021	104	FV	348,600	0	5,000.	456,000	804,600		Year End Roll	12/10/2020
2020	104	FV	349,000	0	5,000.	456,000	805,000	805,000	Year End Roll	12/18/2019
2019	104	FV	287,600	0	5,000.	484,500	772,100	772,100	Year End Roll	1/3/2019
2018	104	FV	287,600	0	5,000.	353,400	641,000	641,000	Year End Roll	12/20/2017
2017	104	FV	269,800	0	5,000.	307,800	577,600	577,600	Year End Roll	1/3/2017
2016	104	FV	269,800	0	5,000.	262,200	532,000	532,000	Year End	1/4/2016
2015	104	FV	226,300	0	5,000.	256,500	482,800	482,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:21:54

LAST REV

Date	Time
09/11/17	10:41:35

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 335

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10355-58		9/9/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
1/26/2009	Meas/Inspect	294	PATRIOT
9/23/1999	Meas/Inspect	267	PATRIOT
8/26/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	3365
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	2 - Clapboard	20	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1907	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.27056730
Const Adj.:	0.95410621
Adj $ / SQ:	206.084
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	529777
Depreciation:	164231
Depreciated Total:	365546

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	2		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

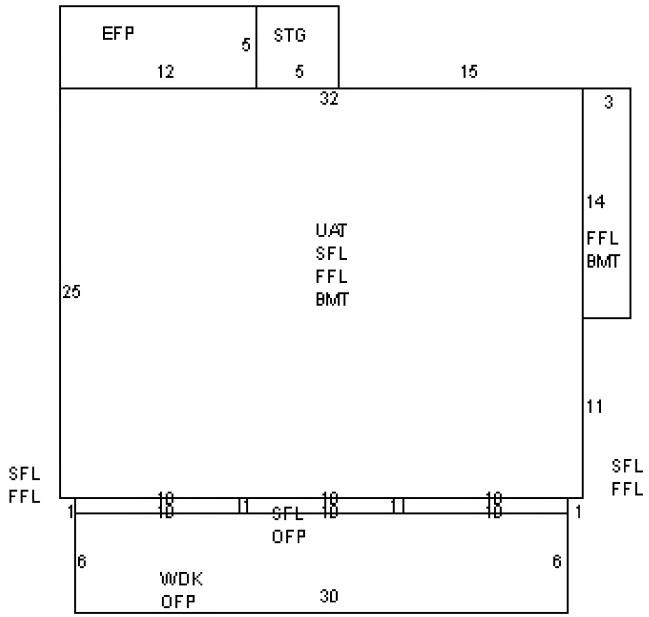
No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	206.08
Special Features:	0	Val/Su Net:	114.61
Final Total:	365500	Val/Su SzAd	216.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	862	206.080	177,644
BMT	Basement	842	61.830	52,057
SFL	Second Floor	830	206.080	171,049
UAT	Upper Attic	200	82.430	16,487
OFP	Open Porch	190	24.030	4,565
WDK	Deck	180	11.030	1,985
EFP	Enclos Porch	60	69.270	4,156
STG	Storage	25	13.360	334
	Net Sketched Area:	3,189	Total:	428,277
Size Ad	1692	Gross Area	3789	FinArea 1692

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

003.0-0005-0009.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	